## TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES

STATE OF INDIANA	) ) SS:		IN THE CIRCUMIAMI COUN	UIT COURT OF ITY
COUNTY OF MIAMI	Ć		PERU, INDIA	NA ·
WILMINGTON TRUST COMPAI	NY AS	)		
SUCCESSOR TRUSTEE TO BAN	NK OF AMERICA,	)	CAUSE NO.	52C01-1103-MF-00066
NATIONAL ASSOCIATION (SU	CCESSOR BY	)		
MERGER TO LASALLE BANK 1	NATIONAL	)		
ASSOCIATION) AS TRUSTEE F	OR MORGAN	)		
STANLEY MORTGAGE LOAN T	ΓRUST 2007-10XS	)		
		)		
	PLAINTIFF	)		
vs		)		
		)		-
SAMUEL B. ELZIE A/K/A SAMU	JEL B. ELZIE, JR.;	)		
EDITH T. ELZIE; ESTATES AT I	EAGLES POINT	)		
		)		
	DEFENDANTS	)		

## NOTICE OF SHERIFF'S SALE OF REAL ESTATE

By virtue of an Order of Sale, directed to me from the Clerk of the Miami Circuit Court and pursuant to a Judgment of Foreclosure entered on August 11, 2011, I will expose to public sale to the highest bidder for cash in hand, at the office of the Sheriff of Miami County, in Miami County, Indiana, located at 1104 W 200N Peru, IN 46970 on \_\_\_\_\_\_\_ at 10:00 AM Local Time, the fee simple title together with the rents, profits, issues and income or so much thereof as may be sufficient to satisfy said judgment, interest, costs and accruing costs of the following described real estate located in Miami County, Indiana, to-wit:

Lot Numbered 1029 in the Estates at Eagles Point, as per plat (said plat comprising the Final Plat recorded as Instrument 056399 at Volume 61, Pages 156-173, in the Office of the Recorder of Miami County, Indiana, and the Corrective Final Plat recorded as Instrument 060264 at Volume 62, Pages 382-398, in the Office of the Recorder of Miami County, Indiana.)

Commonly known as: 39032 Edwards Court, Peru, IN 46970-8727

Tax ID Number: 52-10-26-201-333.000-017

This sale is to be made in all respects pursuant to an act of the General Assembly of the State of Indiana, approved March 7, 1931, and entitled An act concerning proceedings in actions to foreclose real estate mortgages, providing for the sale and custody of the mortgaged premises and repealing all laws conflicting therewith (see Indiana Code).

It is further provided by law that there shall be no redemption from such sale, and the purchaser at such sale, upon complying with the terms of his purchase, shall be entitled to immediately receive from the undersigned, Sheriff of Miami County, a deed conveying to him, the purchaser, the fee simple title in and to said real estate.

Taken as the property of the Defendant(s) stated above at the suit of Wilmington Trust Company as Successor Trustee to Bank of America, National Association (successor by merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-10XS. Said sale to be without relief from valuation and/or appraisement laws.

Attorney for Plaintiff Unterberg & Associates, P.C. 8050 Cleveland Place Merrillville, IN 46410 (219) 736-5579

Atty File: 9982608

THE SHERIFF'S OFFICE DOES NOT WARRANT THE ACCURACY OF THE STREET ADDRESS PUBLISHED HEREIN. Timothy G. Miller, Sheriff of Miami County

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This communication is from a Debt Collector.

This is an attempt to collect a debt and any information obtained will be used for that purpose.